

SECTION '2' – Applications meriting special consideration

Application No : 11/02247/FULL6

Ward:
Penge And Cator

Address : 34 Rowden Road Beckenham BR3 4NA

OS Grid Ref: E: 536531 N: 169776

Applicant : Mrs Humble

Objections : YES

Description of Development:

Single storey rear extension

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds

Proposal

- The application seeks permission for a single storey rear extension which will measure 1.83 metres in depth, 3.1 metres in width and a maximum height of 2.4 metres.
- There will be a separation of 0.7 metres between the flank elevation of the extension and the eastern property boundary, and a separation of 2.29 metres between the western flank elevation of the extension and the western property boundary.

Location

The application site is located on the southern side of Rowden Road and hosts a two storey semi-detached dwellinghouse.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- loss of sunlight every day from approx 1pm;
- proposed extension is less than 1 metre from patio doors of neighbouring property;
- if another extension is allowed this will be the deepest extension along the road;

- the nominal reduction in projection of 370mm will not address previous concerns re loss of light;
- plans submitted are incorrect re boundary line and fence line.

Full copies of correspondence received can be found on the file.

Comments from Consultees

No consultations were considered necessary for the application.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan and the London Plan:

BE1 Design of New Development
H8 Residential Extensions

Planning History

In 1978, an application was approved for a single storey rear extension to house a kitchen, wc and lobby area.

More recently, permission was refused under ref. 11/01298 for a single storey rear extension for the following reasons:

The depth of projection proposed, when combined with the existing rear extension, is considered excessive and the proposal would therefore lead to overdevelopment of the application site, contrary to Policies BE1 and H8 of the Unitary Development Plan; and

The windows proposed in the southern flank elevation are considered unacceptable resulting in the loss of privacy and amenity of residents of the adjoining property, contrary to Policy BE1 of the Unitary Development Plan.

Conclusions

Members may consider that the main issues relating to the application are the effect that the proposal would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The proposed extension will be located to the rear of an existing rear extension which was approved in 1978. Whilst this is a long-standing extension, the cumulative impact of the current proposal and existing development on the site must be taken into consideration.

The existing host dwellinghouse at present has an I-shaped rear building line, with the rear most part having been extended further by the existing extension. The proposed extension will be located adjacent to the property boundary shared with

No. 36, which Members should carefully consider in terms of any possible impact it may have upon the outlook from this property.

The adjacent property, No. 32 has recently been granted planning permission for a single storey side / rear extension under ref. 09/01611, however this includes the removal of an existing extension as opposed to adding to an existing extension and extending the host dwellinghouse further into the rear garden.

The proposed extension has been reduced in depth in comparison to the previously refused scheme (ref. 11/01298) and when this reduction in depth is combined with the orientation of the properties and minimal overall height of the proposed extension (maximum of 2.4 metres), Members may consider that the impact upon the levels of light afforded to the residents of the adjoining property would not be excessive.

The windows that were previously proposed in the flank elevation of the previously proposed extension along the eastern property boundary facing the adjoining property have been deleted from the current scheme and replaced with solid white insulated panels which Members may consider to be more acceptable in terms of the impact they will have upon the privacy and amenities of the residents of the adjoining property.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/01298 and 11/02247, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC07 | Materials as set out in application |
| | ACC07R | Reason C07 |
| 3 | ACI13 | No windows (2 inserts) eastern flank extension |
| | ACI13R | I13 reason (1 insert) BE1 and H8 |
| 4 | ACK01 | Compliance with submitted plan |

Reason: In order to protect the residential amenities of the nearby residents and to comply with Policies BE1 and H8 of the Unitary Development Plan.

Reasons for granting permission:

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

- | | |
|-----|---------------------------|
| BE1 | Design of New Development |
| H8 | Residential Extensions |

The development is considered to be satisfactory in relation to the following:

- (a) the appearance of the development in the street scene;
- (b) the appearance of the development in relation to the character of the area;
- (c) the relationship of the development to the adjacent properties;
- (d) the character of development in the surrounding area;
- (e) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (f) the light and outlook of occupiers of adjacent and nearby properties;
- (g) the privacy of occupiers of adjacent and nearby properties;
- (h) the housing policies of the development plan;
- (i) and having regard to all other matters raised including concerns from neighbours.

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